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Developer Services  
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Sparrowgrove House  
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Hampshire  
SO21 2SW

Tel: 0330 303 0119

Email: [southernwaterplanning@atkinsglobal.com](mailto:southernwaterplanning@atkinsglobal.com)

Your Ref

WSCC/008/18/BN

Our Ref

PLAN-021843

Date

02/03/2018

Dear Sirs,

**Proposal: Retention of Lidsey oil site including two existing wells and production plant and equipment within the existing site to produce hydrocarbons for a further period of 10 years.**

**Site: Lidsey Oil Site, Lidsey Road, Aldingbourne, West Sussex, PO22 9PH**  
**WSCC/008/18/BN**

Thank you for your letter of 09/02/2018.

The proposed development site is located approx 5 metres from Lidsey WWTW.

Southern Water endeavours to operate its sewage and sludge treatment works efficiently and in accordance with best practice to prevent pollution. However, the very nature of sewage treatment works means that they are not ideal neighbours to sensitive land uses. Development sensitive to odour pollution in close proximity to sewage treatment works can suffer from smells that are inherent in the treatment process.

We therefore ask that the precautionary principle is adopted by Local Planning Authorities to avoid potential land-use conflict, in accordance with National Planning Policy Framework. This can be achieved by designating an appropriate buffer zone around the treatment works within which development sensitive to odour is excluded or by a S106 agreement in which the developer funds measures at the works required to control odours. I will describe later how the size of the buffer zone can be determined but will first make reference to National Planning Policy Framework.



National Planning Policy Framework. paragraphs 17, 109 and 120 list matters that may be material in the consideration of individual planning applications. It includes: “ the need to separate necessary but potentially polluting and other land uses so as to reduce conflicts, for example by identifying where necessary areas around existing sources of pollution in which proposed new development and uses should be carefully considered in terms of the potential as pollution receptors.

Returning to the question of the size of the buffer zone required, the water industry predicts the dispersion of odours from point sources using computer modelling. Meteorological Office data is used to predict the dispersion of odours throughout a “receptor grid” radiating outwards from the works. Modelling is based on the industry standard for odour of 0.6 parts per billion (ppb) of hydrogen sulphide with a 98-percentile probability. Sensitive development that is subject to levels above this standard is likely to lead to complaints about odour from residents.

Please find attached a plan of the sewer records showing the approximate position of a public sewer within the access of the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No excavation or new tree planting should be located within 3 metres either side of the external edge of the public sewer.
- No new soakaways should be located within 5m of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

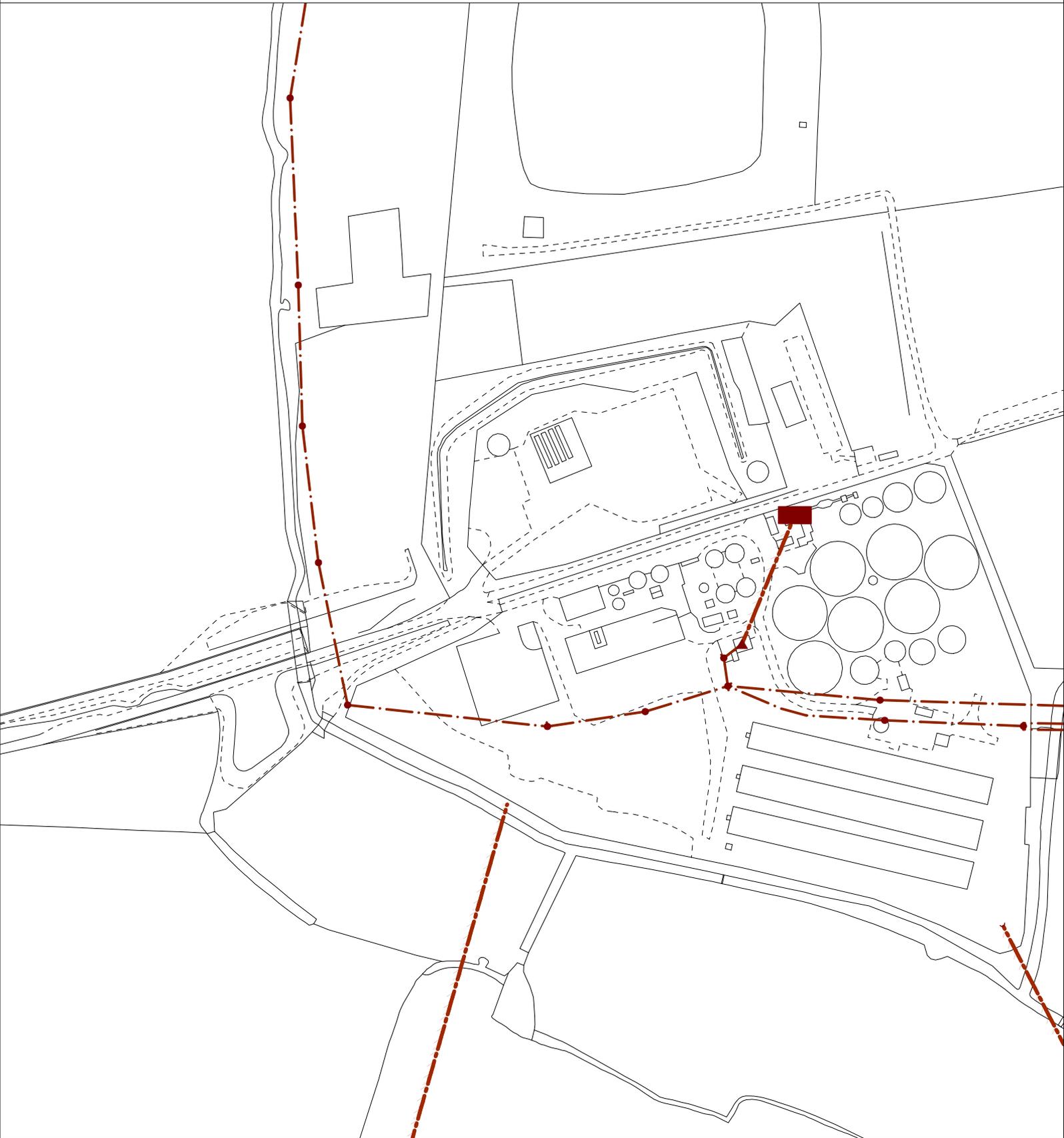
The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)”.

Yours sincerely

A handwritten signature in black ink, appearing to be the initials "AS" or similar, written in a cursive style.

Developer Services

# SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: SU9403SW

Scale: 1:2500

Screen Print

**WARNING: BAC pipes are constructed of Bonded Asbestos Cement**

**WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement**



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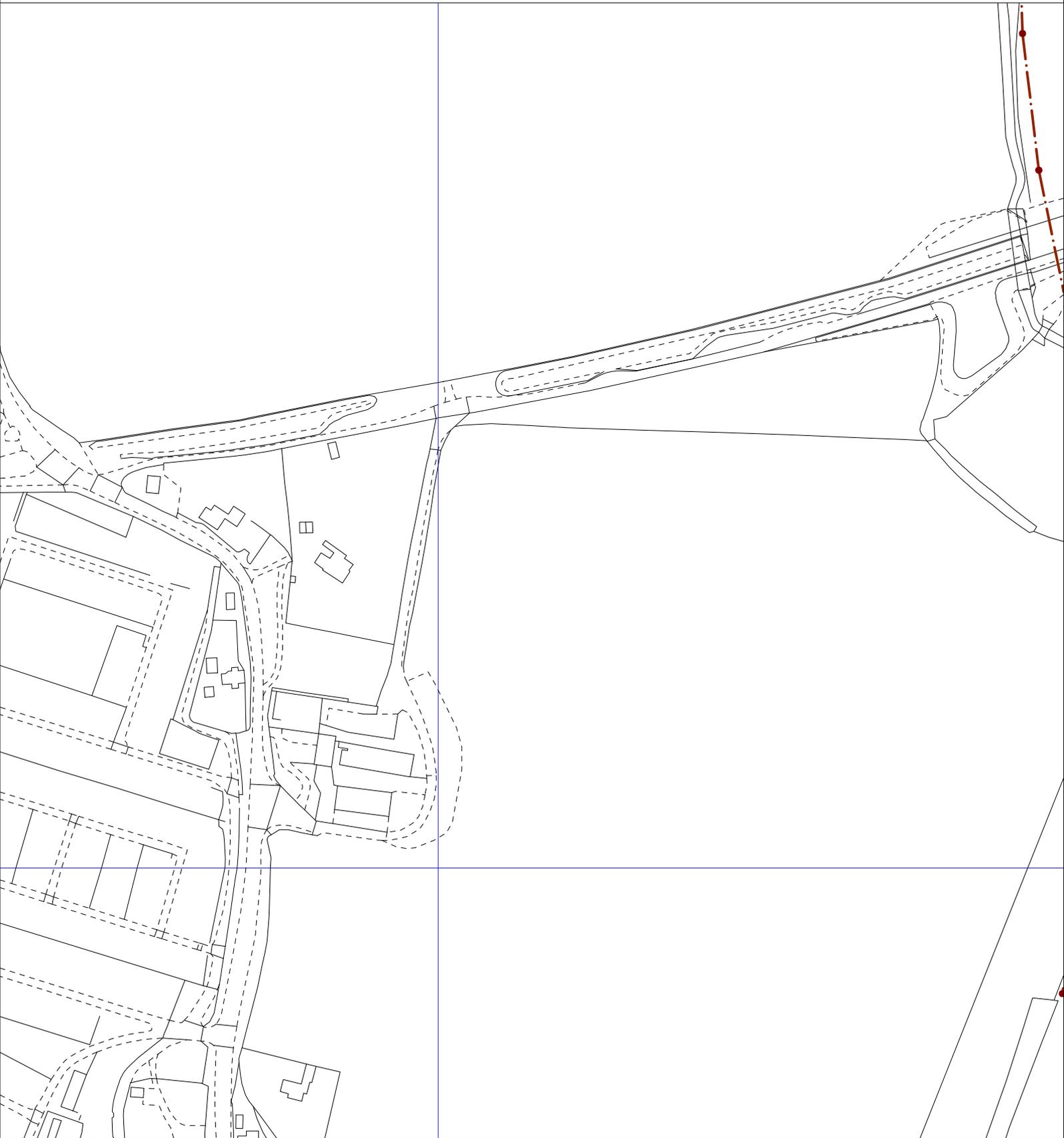
Date: 26-2-2018

Southern Water MapGuide Browser

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